



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 07/29/2021  
PROPERTY: 604 SAN ESTEBAN AVE  
FOLIO: 03-4120-022-2221  
ZONING DISTRICT: S.F.R.  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 06/25/2021  
PERMIT NO.: AB-21-06-8453  
SCOPE OF WORK: NEW CARPORT AND INTERIOR WORK

**ZONING OBSERVATIONS REQUIRING CITY ARCHITECT OR BOARD OF ARCHITECTS SPECIFIC  
APPROVAL AS PER THE ZONING CODE**

**GENERAL OBSERVATIONS**

1. AS PER CORAL GABLES DEFINITIONS A CARPORT, STRUCTURE MUST BE ATTACHED TO THE MAIN BUILDING. A FREE-STANDING CARPORT WILL NOT BE ALLOWED.
2. ONCE THE CARPORT IS ATTACHED TO THE MAIN BUILDING IT WILL CAUSE THE PROJECT TO EXCEED THE MAXIMUM ALLOWED THIRTY-FIVE (35%) PERCENT GROUND AREA COVERAGE.
3. AS PER SECTION 10-102, #4, A, CODE REQUIRES PARKING SPACE TO HAVE A MINIMUM WIDTH OF TEN (10) FEET AND A MINIMUM LENGTH OF TWENTY-TWO (22) FEET.
4. AS PER SECTION 10-102, #4, C, CODE REQUIRES DIRECT ACCESS TO REQUIRED PARKING. PARKING SPACE MUST BE DIRECTLY ACCESSIBLE FROM STREET. PROPOSED DESIGN IS NOT DIRECTLY ACCESSIBLE.
5. PLANS MUST BE SIGNED AND SEALED.
6. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).
7. TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND

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LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE AT

8. NOTE THAT THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT, SINCE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL.

9. NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE OWNER TO EXCAVATE, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH SOD OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE SWALE PLANTING GUIDELINES ALSO ON THE CITY WEBSITE

10. NEED TO INDICATE ON PLANS THAT GENERATOR WILL BE A MINIMUM OF TEN (10) FEET FROM ANY OPENING IN A BUILDING OR STRUCTURE THAT MAY BE OCCUPIED BY PEOPLE AS MAY BE REQUIRED BY COUNTY, AS PER SECTION 3-317.

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: ERICK R TEJERA

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CITY OF CORAL GABLES- ZONING DIVISION